



JOSEPH KELLY
TREASURER AND TAX COLLECTOR

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012
TELEPHONE: (213) 974-2101 FAX: (213) 626-1812



HOME PAGE
TTC.LACOUNTY.GOV

PROPERTY TAX PORTAL
LACOUNTYPROPERTYTAX.COM

August 09, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17 August 9, 2016

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY SUBJECT TO THE TAX COLLECTOR'S POWER TO SELL AGREEMENT 2714 (FOURTH SUPERVISORIAL DISTRICT) (3 VOTES)

SUBJECT

The City of Rolling Hills Estates is seeking to purchase one tax defaulted property through the Chapter 8 Agreement Sale process. The Chapter 8 Agreement Sale allows eligible public agencies and nonprofit organizations the opportunity to purchase tax defaulted property for a qualifying public purpose or benefit. The City of Rolling Hills Estates intends to use the property to provide off-street parking and associated storage of vehicles for the City's Equestrian Center and Caretakers Unit.

IT IS RECOMMENDED THAT THE BOARD:

Approve and instruct the Chair of the Board to sign the Purchase Agreement Number 2714 (Agreement), authorizing the Treasurer and Tax Collector (TTC) to sell tax-defaulted property subject to the Tax Collector's power to sell to the City of Rolling Hills Estates (public agency), for the estimated purchase price of \$8,919.34 plus costs of sale. This purchase price is a nine-month projection comprised of delinquent taxes and redemption penalties accrued at a rate of 1.5 percent per month, the costs of the sale, the costs of notification, publication, postage, recording fees, title report fee, State fee and transfer taxes, if applicable.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The TTC will sell the property described in this Agreement in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code (R&TC), and the Board of

Supervisors' policy adopted on November 24, 1970. Exhibit A of the Agreement indicates the legal description and selling price of the property.

Implementation of Strategic Plan Goals

Approval of the Agreement is in accordance with the Countywide Strategic Plan Goals of Operational Effectiveness/Fiscal Sustainability. The TTC will recover all defaulted property taxes and costs. The public agency's proposed use of the property is for a qualifying public purpose.

Strategic Asset Management Principles Compliance

Not Applicable.

FISCAL IMPACT/FINANCING

The revenue generated from this sale will recover all defaulted property taxes, penalties, interest owed on the property, and costs related to conducting the sale of the property, with proceeds apportioned among the affected taxing agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement Sale procedure permits eligible public agencies to acquire tax-defaulted property subject to the Tax Collector's power to sell, pursuant to R&TC Section 3791, et seq.

The Agreement includes Exhibit A, Real Property Description and Purchase Price, and an Assessor's Plat Map. Attachment A contains the Application to Purchase Tax Defaulted Property from the County, purchase request letter which includes the mission statement, the Minute Excerpt, and Sphere of Influence Map of the City of Rolling Hills Estates. County Counsel has approved the Agreement as to form.

R&TC Section 3794.3 indicates that the Agreement shall take place only if approved by the Board of Supervisors.

In accordance with R&TC Section 3795, following adoption by the Board of Supervisors, the TTC shall submit the Agreement to the State Controller's Office for final approval.

Further, R&TC Section 3798 requires the TTC to publish a notice of the Agreement once a week, for three consecutive weeks, in a newspaper of general circulation published in the County.

Finally, pursuant to R&TC Section 3799, the TTC will attempt to contact the owner(s) and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property prior to completing the Agreement Sale.

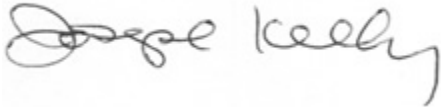
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not Applicable.

CONCLUSION

Upon approval of the attached Agreement, the TTC requests that the Executive Officer Clerk of the Board of Supervisors return all original documents to the Secured Property Tax Division at 225 N. Hill Street, Room 130, Los Angeles, California 90012 for further processing.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Joseph Kelly". The signature is fluid and cursive, with the first name "Joseph" and last name "Kelly" clearly distinguishable.

Joseph Kelly

Treasurer and Tax Collector

JK:KK:KG:ms

Enclosures

c: Assessor
Chief Executive Officer
Auditor-Controller
County Counsel
Executive Officer, Board of Supervisors

AGREEMENT NUMBER 2714
CITY OF ROLLING HILLS ESTATES
FOURTH SUPERVISORIAL DISTRICT

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the City of Rolling Hills Estates ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit A attached hereto and made a part hereof, is tax-defaulted and is subject to the Tax Collector's power to sale by said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit A within 14 days after the date this agreement becomes effective. Upon payment of said sum to the Tax Collector, the Tax Collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit A of this agreement.
4. That if said PURCHASER is a taxing agency, as defined in Revenue and Taxation Code section 121, it will not share in the distribution of the payment required by this Agreement.

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By 
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit A is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel.

§§3791, 3791.3, 3793 R&T Code
Revised 11/15

2136803648

secure property division

04:15:23 p.m.

12-21-2015

9/10

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:


The City of Rolling Hills Estates
Deputy City Clerk

(Seal)

By



CITY MANAGER

Title

ATTEST: BOARD OF SUPERVISORS, COUNTY OF LOS ANGELES

By

Acting Executive Officer-Clerk
of the Board of Supervisors

By

Chair of the Board of Supervisors

By

Deputy

(Seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.



Los Angeles County Tax Collector

Pursuant to the provisions of section 3795, the State Controller approves the foregoing agreement this

_____ day of _____, _____.

BETTY T. YEE
CALIFORNIA STATE CONTROLLER

By:

Karen Garcia, Manager
Property Tax Administration & Government Compensation

2

AGREEMENT NUMBER 2714

2136803648

secure property division

04:15:43 p.m.

12-21-2015

10/10

EXHIBIT A**REAL PROPERTY DESCRIPTION AND PURCHASE PRICE**

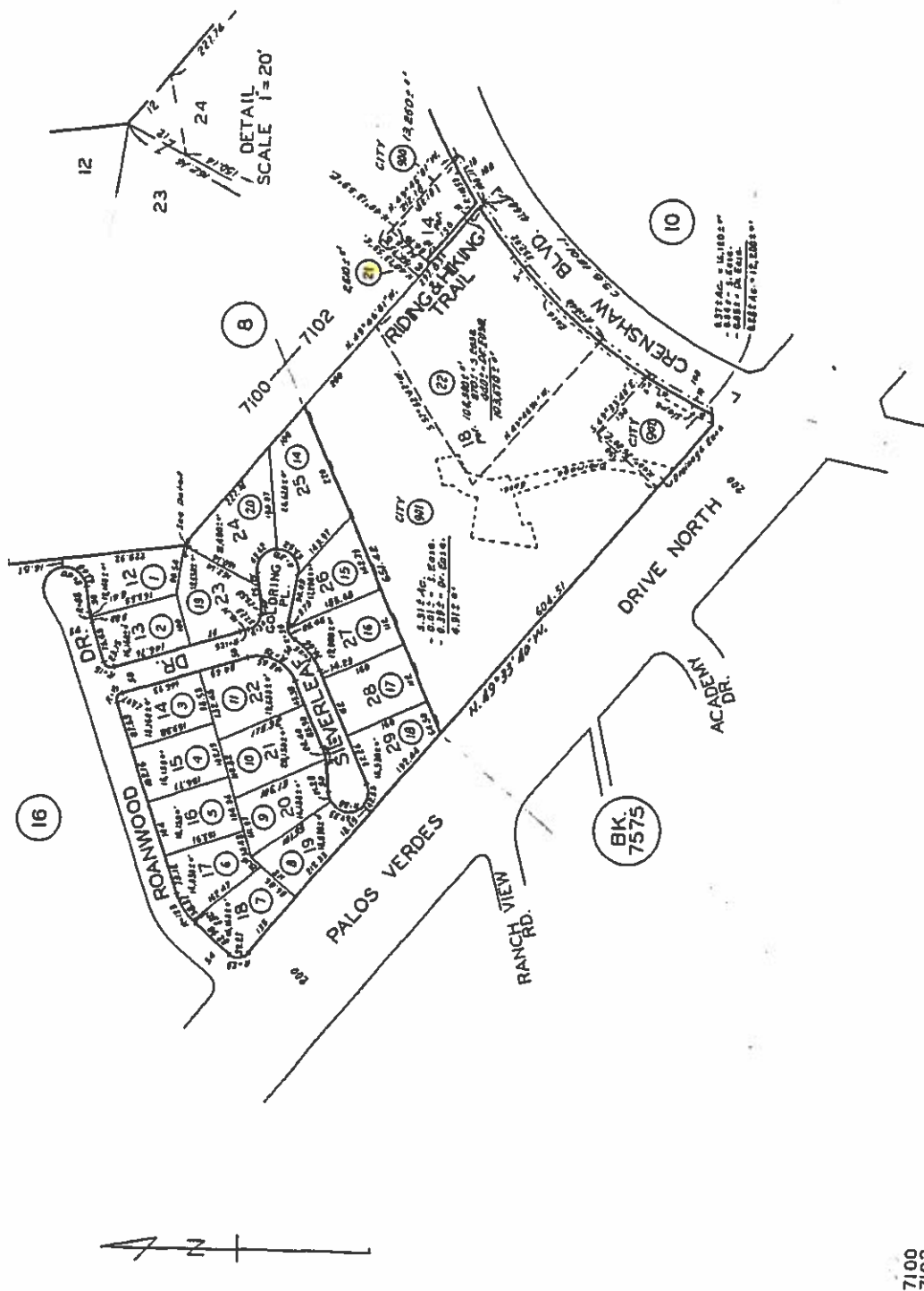
ITEM	DESCRIPTION
Supervisory District	4th
Location	CITY OF ROLLING HILLS ESTATES
Address	VACANT
Assessor's Parcel No.	7548-015-021
Legal Description:	L A CO ASSESSOR MAP NO 51 0.06 MORE OR LESS AC COM N 49°46'01" W 150 FT FROM INTERSECTION OF SW LINE OF LOT 14 WITH NW LINE OF CRENSHAW BLVD (90 FT WIDE PER CSB 1504-1) TH N 49°46'01" W 30 FT TH N 40°13'59" E 94.75 FT TH S 49°46'01" E 30 FT TH S 40°13'59" W 94.75 FT TO BEG, PART OF LOT 14
Agreement Number	2714
First Year of Delinquency	2008
Default Year	2009
Purchase Price	\$8,919.34*
Purpose of Acquisition	Off street parking for the city's equestrian center and associated caretaker's unit.

*The purchase price quoted on this Exhibit A is a projection of the purchase price for a schedule of nine months. In addition, the following costs related to the sale will be added to the purchase price: Cost of Notification, Cost of Publication, Cost of Postage, Noticing and Recording Fees, Title Report Fee and State Fee. If the agreement is completed in less than the nine month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the nine month projection time, the price will increase accordingly.

7548 15

SCALE 1" = 200'

81015493



TRACT NO. 21952 M.B. 600-51-53.

L.A.C.A. MAP NO. 51 - A.M. I-I

7548 - 10, 14 & 15

ASSESSOR'S MAP
COUNTY OF LOS ANGELES

AGREEMENT NUMBER 2714
CITY OF ROLLING HILLS ESTATES
ATTACHMENT A

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: CITY OF ROLLING HILLS ESTATES
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES
2. List each parcel by Assessor's Parcel Number: 7548-015-021
3. State the purpose and intended use for each parcel: TO PROVIDE ADDITIONAL OFF-STREET PKG. FOR THE CITY'S EQUESTRIAN CENTER & ASSOCIATED CARETAKER'S UNIT

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer



Authorized Signature

PLANNING DIRECTOR

Title

10/14/15

Date

FRANK V. ZIERUNYAN
Mayor

JUDY MITCHELL
Mayor Pro Tem

JOHN C. ADDLEMAN
Council Member

SUSAN SEAMANS
Council Member

STEVEN ZUCKERMAN
Council Member

DOUGLAS R. PRICHARD
City Manager



CITY OF

ROLLING HILLS ESTATES

4045 PALOS VERDES DRIVE NORTH • ROLLING HILLS ESTATES, CA 90274
TELEPHONE 310.377.1577 FAX 310.377.4468
www.ci.Rolling-Hills-Estates.ca.us

August 20, 2013

County of Los Angeles Treasurer and Tax Collector
Chapter 8 Unit
ATTN: Ms. Kathy Gloster, Assistant Treasurer and Tax Collector
225 North Hill Street, Room 130
Post Office Box 512102
Los Angeles, CA 90051-0102

RE: 2013A TAX SALE

Dear Ms. Gloster:

Under the provisions of Division I, Part 6, Chapter 8 of the Revenue and Taxation Code, the City of Rolling Hills Estates (a public agency), hereby requests to purchase a property known as APN 7548-015-021 or item no. 5953 (Page 562 of the Tax Defaulted Property Sale / 2013A book) with a minimum opening bid / purchase price of \$5,568 under a Chapter 8 Agreement.

The following information is being submitted as requested by the Chapter 8 Agreement Pre-Qualification Requirements for public agencies:

1. Mission Statement: While the City of Rolling hills Estates has undergone changes over the years, the City continues to represent the basic ideals held by the original "incorporating pioneers" while remaining responsive to the changing needs and interests of its residents. The City takes an active role in maintaining the high quality of life that makes this community such an attractive place to live. As in the past, today's emphasis in managing the City is placed upon preserving its rural residential character and, at the same time, providing the best possible services to its citizens.
2. Assessors Parcel Number (APN). The APN for the subject property is 7548-015-021. The parcel is presently vacant land adjacent to the

City's caretaker's manufactured home (unit) for the City's public equestrian center also known as the "Peter Weber Equestrian Center".

3. Public Purpose. The intended use of this parcel is to provide additional off-street parking and associated storage uses of vehicles (i.e., tractors and supplies) for the City's equestrian center and associated caretaker's unit.

Enclosed is a map showing the City's jurisdictional boundary and the location of the tax defaulted property. Also, enclosed is a check in the amount of \$100 for a preliminary research fee for APN 7548-015-021. Please contact me at City Hall at 310.377.1577, ext. 103 or via email at davidw@ci.rolling-hills-estates.ca.us, should you have any questions or need additional information.

Sincerely,



David Wahba
Planning Director

Enclosures:

1. City of Rolling Hills Estates jurisdictional boundary map and tax defaulted property; and,
2. Check for \$100 for preliminary research fee



City of Rolling Hills Estates

APN 7548-015-021 tax defaulted
property



96 ft

CityGIS

Copyright © 2006 All Rights Reserved. The information contained herein is the proprietary property of the contributor supplied under license and may not be approved except as licensed by Digital Map Products.

CERTIFICATION

I HEREBY CERTIFY that the attached Minute excerpt of September 22, 2015 is a true and correct copy of said Minutes as contained in the permanent record of Minutes approved by the City Council of the City of Rolling Hills Estates.



HOPE J. NOLAN, DEPUTY CITY CLERK

OCTOBER 6, 2015

DATE

CITY OF ROLLING HILLS ESTATES

CITY COUNCIL

MINUTE EXCERPT

SEPTEMBER 22, 2015

**B. PURCHASE OF TAX DEFAULTED PROPERTY (APN NO. 7548-015-021)
ADJACENT TO PETER WEBER EQUESTRIAN CENTER (PWEC)**

Recommendation: That the City Council approve the Los Angeles County Tax-Defaulted Property Agreement to Purchase APN No. 7548-015-021 (for the 2,835 square foot lot located adjacent to the PWEC caretakers unit) in the amount of \$8,198.31.

Planning Director Wahba provided a staff report (as per agenda material).

In response to COUNCILWOMAN HUFF, Planning Director Wahba noted that he will find out if the County would be willing to lower or eliminate the imposed penalties.

COUNCILWOMAN MITCHELL moved, seconded by COUNCILWOMAN HUFF

TO APPROVE THE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY AGREEMENT TO PURCHASE APN NO. 7548-015-021 (FOR THE 2,835 SQUARE FOOT LOT LOCATED ADJACENT TO THE PWEC CARETAKERS UNIT) IN THE AMOUNT OF \$8,198.31.

AYES: Addleman, Huff, Mitchell, Zerunyan
ABSENT: Zuckerman

Boundary Map and Geodata for the City of Rolling Hills Estates in California, U.S.A.

Geofacts about Rolling Hills Estates, CA

